

## May 10, 2021 Plan Commission Meeting

The Plan Commission met Monday, May 10, 2021 at the Town Hall in New Munster. Chairman William Glembocki opened with the *Pledge of Allegiance* at 7:00 p.m.

Present for the Plan Commission: Paul DeLuisa, Clayton Wagner, Brett Butler, Randy Schulz, Mark Robers and Vince Mosca. Also, present: Town Supervisor Andrew Lois and Kelly Wilson, Town Clerk Sheila Siegler, Joe Glasder, Mark Eberle, Alan Kaddatz, Wayne Kaddatz, Norm Kerkman, Mary Kerkman, Terry Simmons, Rory Redemann, Stacy Redemann, Tom Yoder, Kathy Yoder, John Rukstales, Tracy Layton, two citizens, and *Kenosha* News reporter Jill Rozell.

Meeting agenda notices were posted on the town website, town hall and transfer station and *Kenosha News* and *Westosha Report* newspapers were notified. In addition, property owners within 300 ft. of #95-4-219-304-0202 and #95-4-219-312-0100 were notified by First Class Mail.

Paul DeLuisa moved approval of the Minutes of March 22, 2021 Plan Commission meeting. Brett Butler second. Motion carried.

**Public comments** – Tom Yoder, 5160 Neumann Lane. He said 32 units sounds like a good number and asked if there will be clear-cutting of trees. Area E with eight units seems tight. Other units are more spread out.

Rory Redemann, 4625 Cranberry Court said he is straight across from the lower elevation. Will there be filling? He is concerned about run-off. What is the plan to preserve trees?

**Concept plan for a 32-lot subdivision with a minimum lot size of five acres, submitted by Joe Glasder, J. Scott Builders, Inc., Crystal Lake, IL for property currently owned by Century Oaks Farm LLC, 4111 Dyer Lake Rd. Tax Parcel #95-4-219-304-0202 (198.93 A.) and #95-4-219-312-0100 (37 A.)**

Chairman Glembocki introduced Joe Glasder from J. Scott Builders, Inc. He said he and his engineer will give the overview of the project and respond to questions and comments.

Joe Glasder presented the plan for a 32-lot subdivision with all lots at least five acres in size. He responded to the public comments and stated there would be no clear-cutting of trees. Some areas were farmed and do not have trees. He envisions prairie style homes in those areas. They would be planting trees instead of removing in that area.

He said this property is a developer's dream with good topography. Some areas have a 30 ft. drop which will allow homes to be built in the hill. The lakefront has a few trees. There would be two entrances with one being across from Cranberry Rd and another using the existing gated driveway which will be expanded to a road.

Some of the concerns and questions related to:

1. Run-off from the development
2. Wetlands and creek on the property likely will cut down on the number of lots
3. Lake rights of development property owners and any restriction of the current use of the Boy Scout Camp across the lake
4. Pipeline that runs thru the property and development of those lots
5. Drainage ditches in the development and who owns and maintains them
6. Whether J. Scott Builders is planning to construct all the houses
7. Will property perc for conventional onsite sewage systems
8. Disruption of the wildlife that now live on the property
9. Whether a dry hydrant could be installed in Dyer Lake for a fire-fighting water source
10. Pace of the construction, roads and homes
11. Public roads or private

Joe Glasder and Mark Eberle combined to answer questions as well as possible. They said more will be known as they do the required studies and delineations for the items mentioned above. They expect to lose some lots once wetlands, storm drainage outlots, roads and so forth are accounted for. 30 would be a good number to end up with but it is wait and see.

Joe Glasder said he plans to construct the homes. They would hope to have one public road in by fall but there is a lot of preparation, preliminary plat, final plat, developer agreement, covenants, etc. and approvals on the local, county and state levels.

The plan commission consensus was to go forward with the project and come back when you have some preliminary plans to review.

Meeting was moved for adjournment by Randy Schulz and seconded by Vince Mosca at

7:46 p.m. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk